

**Marin County
Community Development Agency**

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TITLE 24 PARKING AND LOADING

The following parking and loading requirements have been taken from Marin County Code Title 24 (Development Standards) and are intended for your use in planning your project. Any questions regarding the contents and applicability of these requirements to your project should be directed to the Department of Public Works - Land Use and Water Resources Division at (415) 499-6549.

24.04.330 General Intent. Every main building or use hereafter created or established shall be provided with minimum off-street parking and loading spaces as specified in this Chapter.

If particular circumstances justify an exception, the amount and dimensions of required parking and loading spaces may be increased or decreased by the Agency through design review or other appropriate process of the Community Development Agency. Such approvals shall include a finding citing the particular circumstances and reasons why the exception was made and may also include provisions for periodic review to establish actual parking needs and to allow for revision of the parking requirements.

24.04.335 General Conditions.

- (a) All parking and loading spaces shall be provided on the same site as the use to which they relate.
- (b) Parking spaces shall be located so as to create a reasonably convenient relationship between those spaces and destination of users of the spaces.
- (c) Parking spaces shall be independently accessible such that a vehicle may enter or exit any space without the necessity of moving another vehicle.
- (d) No compact parking spaces shall be allowed in providing the number of parking spaces required by this Chapter.
- (e) In all nonresidential developments likely to have bicycle travel to them, bicycle parking shall be provided as required by the Agency.
- (f) Except for detached single family dwellings and duplexes, all off-street parking and loading spaces shall be striped and provided with wheel stops.
- (g) Parking and loading facilities shall be designed to provide for safe circulation of vehicular and pedestrian traffic including anticipated trucks within the parking area and adjacent streets. Direct backing into or out of a parking area from the street shall not be permitted except for single family dwellings and duplexes on residential roads where it is determined safe to do so by the Agency. Backing out of loading spaces into the street shall not be permitted. See sections 24.04.277 (Turnarounds) and 24.04.390 (Backout Noses).
- (h) Where a parking space abuts a landscape area edged by a curb which is to act as a wheel stop, then a two foot overhang may be included in measuring the parking space length. No such allowance shall be made for handicapped spaces or where the location or type of the proposed landscaping and/or irrigation system would prevent such use.
- (i) If a project approved for one use is subsequently converted to another then parking shall be provided as required for the new use.
- (j) When improvements are proposed for an existing improved property where the existing parking does not meet the parking requirements contained herein, the Agency may require that parking be provided as required by this Chapter. In such cases and at the discretion of the Agency, less parking than that required may be allowed as is consistent and commensurate with the degree of improvement proposed.
- (k) All new parking lots for both residential and non-residential projects shall be landscaped as required by the County Community Development Agency.

24.04.340 Minimum Required Parking Spaces. Minimum off-street parking spaces shall be provided for buildings or uses according to the following schedule. Where a parcel includes two or more uses, the parking requirements shall be the aggregate of the requirement for each individual use. Parking studies may be required for unique uses or where the following guidelines may not be appropriate to the specific project proposed.

(a) For detached single family dwellings and duplexes, two parking spaces per unit are required. Where the units are more than 100 feet from the access street or where on-street parking is restricted or nonexistent, additional spaces may be required.

(b) For second units, the number of extra spaces shall be as required by Chapter 22.97 of the Marin County Code or by the relevant Board of Supervisors Resolution. If the local ordinance does not have specific parking requirements, then two extra spaces are required in addition to the spaces required for the main residence for a total minimum of four on-site spaces. Available curb or shoulder parking along the property's street frontage may be credited toward the required extra parking where found appropriate by the Agency.

(c) For all other residential developments, both rental and owner occupied, the following minimum standards shall apply:

Studio units	1.2 spaces per unit
One bedroom units	1.5 spaces per unit
Two bedroom units	2.0 spaces per unit
Three + bedroom units	2.5 spaces per unit

In addition, one guest parking space shall be provided for each five dwelling units, except as provided in subsection (a) above.

The amount of parking required for senior citizen housing may be reduced by up to fifty percent of that required above where deemed appropriate by the Agency and where the applicant can demonstrate that a reduction is warranted based on the type of senior housing proposed. If a project approved for senior citizen housing is later converted to another use, then parking shall be provided as required for the new use.

(d) Hotels and Motels	One per guest room plus one per shift employee.
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(e) Places of public assembly with fixed seating, such as theaters, churches, auditoriums, stadiums, etc.	One per every four seats for the first 200 seats and one for every five seats thereafter.
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(f) Places of public assembly without fixed seating, such as dance, assembly, exhibition, and fraternal halls.	One for every four persons of maximum occupancy load allowed by the currently adopted U.B.C.
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(g) General retail and personal service stores.	One per 200 sf of gross floor area.
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(h) Furniture stores, auto dealers and other uses requiring large display areas.	One per 600 sf of gross floor area.
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(i) Commercial offices serving the public such as banks, real estate, medical and legal offices.	One per 250 sf of gross floor area.
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(j) Offices not serving the public such as insurance companies and corporate headquarters.

One per 333 sf of gross floor area.

(k) Restaurants, bars, and fast food restaurants.

One per 50 sf of public area.

(l) Hospitals.

Parking study required.

(m) Convalescent homes.

One per three beds.

(n) Industrial and wholesale uses and warehouses.

One per 1,000 sf of gross floor area plus one per 333 sf of office area.

(o) Marinas: As general guidelines, marinas should provide two spaces per floating home berth and one space per transient vessel berth, such berths as defined in Chapter 11.20 of this Code. These guidelines do not including additional requirements for launching facilities. Parking studies may be required to better determine parking demand.

(p) Schools: As general guidelines, nursery schools should provide four spaces per classroom and elementary schools (K-8) should provide three spaces per classroom. Parking studies may be required for these and other schools as necessary to determine actual parking requirements. In addition to required parking, schools shall have an off-street passenger loading area of an appropriate size as determined by the Agency.

(q) Uses not specifically listed shall be as required by the Agency based upon the characteristics of the specific use and their comparability with the listed categories. Parking studies may be required.

(r) Unspecified uses: Where new buildings are proposed but the type of use is not known, the most intensive use possible (recognizing the use limitations of the property zoning) shall determine the parking requirements.

24.04.350 Parking Bays. Parking bays shall not be allowed on roads which are or are proposed to be County Maintained Roads.

24.04.360 Handicapped Provisions. Handicapped parking and related facilities shall be provided in accordance with Federal and State requirements.

24.04.370 Required Loading Spaces. Off street loading spaces shall be provided for buildings according to the following schedule:

	<u>Gross Floor Area</u>			
	3,000 sf. to 10,000 sf.	10,000 sf. to 50,000 sf.	50,000 sf. to 100,000 sf	Each Add'l 100,000 sf. or fraction
A Hotels, Motels, Offices, Banks, Hospitals, Convelescent Homes and Hospitals	None	One Small	One Small and One Large	One Large

B				
Retail and Personal Service Stores; Industrial, Wholesale and Storage Uses	One Small	One Small and One Large	One Small and One Large	One Large

Small spaces shall be 12 feet by 25 feet. Large spaces shall be 12 feet by 45 feet.

24.04.380 Dimensional Standards. Refer to Figure 24-2.

(a) Head-in parking spaces shall be a minimum 8.5 by 18 feet. Parallel spaces shall be a minimum 8.0 by 20 feet. For constrained locations such as garages serving single family dwellings, spaces shall be a minimum 9.0 by 20 feet.

(b) Handicapped Space: Per Federal and State Standards

(c) Aisle Width:

Angle of Parking Space to Aisle:

	<u>One-Way</u>	<u>Two-Way</u>
More than 80 degrees	24 feet	24 feet
71 degrees to 80 degrees	22 feet	22 feet
61 degrees to 70 degrees	18 feet	20 feet
56 degrees to 60 degrees	15 feet	20 feet
53 degrees to 55 degrees	14 feet	20 feet
46 degrees to 52 degrees	13 feet	20 feet
45 degrees or less	12 feet	20 feet

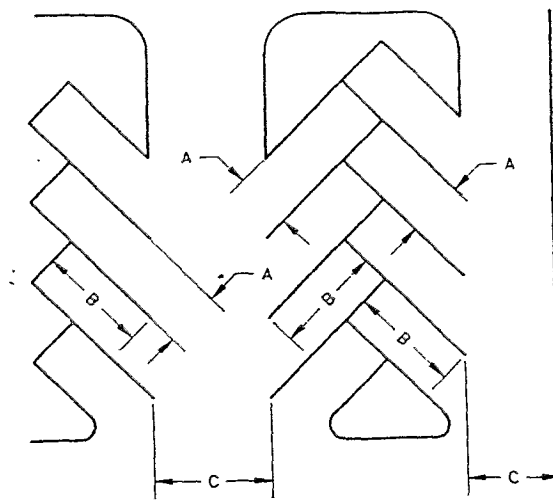


FIGURE 24-2: PARKING DIMENSIONS

(d) **Parallel Parking:** In parking lots, parallel parking shall only be allowed on through aisles. A parallel space may be reduced to eighteen feet in length when it abuts an area where no parking space exists such as a driveway or fire hydrant.

24.04.390 Backout Noses. For all residential parking areas and for parking lots except those serving single family dwellings and duplexes, backout noses or turnarounds shall be provided to accommodate spaces located at the end of the access aisle or where otherwise necessary for maneuvering.

The alignment and dimensions of backout noses or turnarounds shall be such as to allow the attainment of the desired direction by a standard sized car in no more than one movement.

See Section 24.04.335 (g) [Parking and Loading].

24.04.400 Slopes. The maximum cross-slope or grade of a parking area should not be more than five percent and shall not be more than eight percent. Parking stalls should slope towards the curb or wheel stop.

24.04.410 Parking Lot Lighting. Parking lot lighting may be required at the discretion of the Agency and/or the Community Development Agency, shall be in accordance with other Titles of this Code, and shall generally meet the following standards:

(a) Lighting fixtures for access drives and parking and internal circulation areas shall be mounted on poles or building walls at a height sufficient to provide an illumination ratio of 3:1 (average to minimum), maintaining an average of 1.0 foot candles unless otherwise required or approved.

(b) Energy efficient lighting (high pressure sodium fixtures) shall be used.

(c) Light bollards or similar low level (less than 10 feet in height) small scale lighting fixtures should be used to illuminate pedestrian walkways in or leading to parking areas. Their form, texture and color shall be compatible with the architectural character of the adjacent structures.